SAN ANTONIO PLANNING COMMISSION AGENDA



November 23, 2005 2:00 P.M.



James Darryl Byrd, Chairperson

Murray H. Van Eman, Vice Chair

Cecilia Garcia Chair - Pro Tem

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

Elisa Chan

John Friesenhahn

THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

b

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

- A. Work session, 1:00 P.M., Tobin Room
 - Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
 - Briefing on agenda items may be discussed (Development Services)
 - Discussion of streetscape requirements vesting
- 2. 2:00 P.M.- Call to Order, Board Room
- 3. Roll Call

B

- 4. Citizens to be heard
- 5. PUBLIC HEARINGS

Council

Ferguson

District

Index #

REPLATS W/ WRITTEN NOTIFICATION:

A. 040584

Springs at Boerne Stage Unit 1A (For public hearing only) OCL 479 C-2 (Near the northwest corner of Colfax Cove and Verde River.)

PLANNED UNIT DEVELOPMENT (PUD Plans):

B. 05-027F

Heights at Stone Oak

9 482 D-2

(At the northeast corner of Hardy Oak Boulevard and Wilderness Oak.)

| C. 05-032 | Lime Stone Ranch (On Interstate Highway 10E, southwest of Fair Oaks Highway 10E.) | | 447 A-3 on Interstate |
|-----------|---|-----------------------|--------------------------|
| D. 05-037 | Stonewall Estates (Generally located east of Hwy I-10 near Milas Drive, a Park.) | 8 and north | 477 E-5,F-5 of Friedrich |
| REPLATS: | | | |
| E. 040615 | Dominion Hills Plaza (On the southwest corner of Oak Drive and I. H. 10 West.) | 8 | 480 A-6 |
| F. 050534 | Sunset Condos (On the east side of N. New Braunfels Ave., south of East St | 9 unset Ro | 583 C-1 ad.) |
| G. 050688 | Fairlawn, Unit 1 (On the north side of Military Drive, between Alsbrook Drive.) | 3 Drive | 652 C-7 and Bardwell |
| Н. 050282 | Meadow Heights (On the north side of Rabel Road, 4,685.18' west of FM Hw | 3 ry 1937.) | 717 E-6 |

CONSENT ITEMS

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-12 HELD ABOVE:

| 6. | 05-027F | Heights at Stone Oak PUD (Plan) | 9 | 482 D-2 |
|----|---------|--|-------------------|---------|
| | | (At the northeast corner of Hardy Oak Boulevard and Wilder | ness Oal | c.) |
| 7. | 05-032 | Lime Stone Ranch PUD (Plan) (At the intersection of Fair Oaks Parkway and IH 10 East) | OCL | 447 A-3 |
| 8. | 05-037 | Stonewall Estates PUD (Plan) (East of Hwy I-10 near Milas Drive, and north of Friedrich Pa | 8 ark.) | 477 E-5 |

PLATS:

| 9. | 040615 | Dominion Hills Plaza (On the southwest corner of Oak Drive and IH 10 West) | 8 | 480 A-6 |
|-----|--------|---|----------------------|----------------------------|
| 10. | 050534 | Sunset Condos (On the east side of N. New Braunfels Ave., south of East Su | 9 nset) | 583 C-1 |
| 11. | 050688 | Fairlawn, Unit 1 (On the northside of Military Drive, between Alsbrook Drive | 3 and Ba | 652 C-2 rdwell Drive) |
| 12. | 050282 | Meadow Heights (On the north side of Rabel Road, west of FM 1937) | 3 | 717 E-6 |
| 13. | 050260 | Westover Hills, Unit 25 (The extension of Rogers Road, between Military Drive and | 6 State Hi | 612 E-1 ghway 151.) |
| 14. | 050296 | The Meadows of Bridgewood, Unit 7 (On the west side of Cavern Hill, approximately 122' north o | | 578 A-1 y Field.) |
| 15. | 050312 | Camp Bullis 0 & G (On the south side of Camp Bullis Road, east of Indian Trail) | 8 | 480 C-7 |
| 16. | 050543 | Mesa Del Sur U-2 PUD (On the southern side of Wilderness Oaks, continuing Hot Sp. Sur Unit 1.) | | 482 F-2 rom Mesa Del |
| 17. | 050544 | Mesa Del Norte U-2 PUD (Northwest of the intersection of Wilderness Oaks and Canyo | | 482 F-2 Road.) |
| 18. | 050582 | Tara Subdivision (At the northwest side of the intersection of Glasgow Drive a | 3 nd Copi | 652 B-8 insay Ave) |
| 19. | 050270 | The Village at Stone Oak (At the northeast intersection of US Highway 281 and Stone | 9 Oak Paı | 483 D-4 kway.) |

SPECIAL PROJECTS:

20. S. P. 1236 – Request to accept a 1.734 acre tract of real property legally described as Lot 20, Block 14, New City Block 7307 also known as 0 Howard Street from the San Antonio Housing Trust Investment Corporation, declare as surplus and sell said 1.734 acre tract of real property and declare as surplus and sell an additional 18 tracts for a total of 19 City owned real properties to be declared as surplus and sold. (Department of Asset Management)

INDIVIDUAL CONSIDERATION

PLATS:

21. 050412

Anaqua Springs Ranch, III, PUD

OCL 447 A-7

(The extension of Cat Springs from Anaqua Springs Ranch II, PUD, #040466.)

COMPREHENSIVE MASTER PLANS:

- Public hearing and consideration of a resolution amending the Government Hill Neighborhood Plan, component of the City's Master Plan, by adding a Regional Commercial land use category to the text of the "Land Use and Zoning" section, by adding a Regional Commercial land use category to the Land Use Plan, and by changing the use from Local/Convenience Commercial to Regional Commercial for an area of approximately 0.1722 acres located at 1516 Broadway. (Department of Planning)
- 23. Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South (Southside Initiative) Community Plan, a component of the Master Plan of the City, by changing the use of approximately 532.6-acres located at 14851, 14885, and 14970 Watson Road, and 15895 State Hwy 16 South from Agriculture, Rural Living, and Agriculture and Light Industry land uses to Urban Living land use. (Department of Planning)

LAND TRANSACTIONS:

24. San Antonio Development Agency disposition of land to George J. Saab for property located in the Eastside Urban Renewal Area for a total disposition price of \$56,000.00. (Department of Housing and Community Development)

OTHER ITEMS:

- **25.** Director's report
- **26.** Questions and discussion
- 27. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 28. ADJOURNMENT